

PIMA COUNTY CONSERVATION ACQUISITION COMMISSION

MEETING AGENDA

MANNING HOUSE

450 WEST PASEO REDONDO

WEDNESDAY APRIL 12, 2006

3:00 P.M. – 5:30 P.M.

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Conservation Acquisition Commission and to the general public that the Conservation Acquisition Commission will hold a meeting open to the public on April 12, 2006 at 3pm at the Manning House. As indicated in the agenda, pursuant to A.R.S. §38-431.03(A)(7), the Conservation Acquisition Commission may vote to go into executive session, which will not be open to the public, to discuss certain matters.

1. Roll Call
2. Executive Session – Closed to the Public
Pursuant to A.R.S. §38-431.03(A)(7), Commission may meet in executive session to discuss negotiations for the purchase of real property.
3. Approval of March 9, 2006 Meeting Summary
4. Update on 1997/2004 Conservation Bond Program Expenditures
5. Goff Property (10 minutes)
2004 Open Space Bond Category: Habitat Protection Priorities – Secondary Priority Private, San Pedro project area. Arizona Open Land Trust has negotiated an agreement to purchase this 3,300-acre property for \$11.6 million (\$3,500 an acre). The Commission is asked to make a recommendation to the Board of Supervisors on whether to acquire this property. Background materials will be provided to the Commission before the meeting. Staff recommends acquisition of this property.
6. Cates Property (10 minutes)
2004 Open Space Bond Category: Habitat Protection Priorities – Highest Priority Private, Southeast Corridor project area (Cienega Corridor). The County has negotiated an acquisition agreement to purchase this 39-acre property for \$139,000 (3,475 an acre). The Commission is asked to make a recommendation to the Board of Supervisors on whether to acquire this property. Background materials will be provided to the Commission before the meeting. Staff recommends acquisition of this property.
7. Nunez Property (10 minutes)
2004 Open Space Bond Category: Habitat Protection Priorities – Secondary Priority Private, Southeast Corridor project area (Cienega Corridor). The County has negotiated an acquisition agreement to purchase this 19-acre property for \$68,000 (3,578 an acre). The Commission is asked to make a recommendation to the Board of Supervisors on whether to acquire this

property. Background materials will be provided to the Commission before the meeting. Staff recommends acquisition of this property.

8. Conservation Opportunities in the Tortolita Sub-area/NW Tucson (30 minutes)

- A. *Implementation of the Conservation Lands System (Report from Staff)*
- B. *Report from Real Property on effort to contact owners*
- C. *Two applications continued from March 9, 2006 meeting:*
 - 9.9 acre Linda Vista/St. Patrick property (Staff requests direction on whether to begin due diligence)
 - 22 acre Cortaro Farms Road Property (owner withdrew application on March 28, 2006, in escrow with another buyer)
- D. *Two new applications:*
 - Lerew property 5.8 acres near Linda Vista/St. Patrick property (Staff request direction on whether to begin due diligence)
 - Wilford property 10.5 acres NE Corner Thornydale/Sumter (Staff recommends direction)
- E. *60-acre property south of Mason Audubon Center (no willing seller)*

9. 1997 Bond Program
Study Session to be held on April 19, 2006

10. Updates (45 minutes):

- Cienega Corridor acquisitions
- Sabino Creek area
- Brawley Wash parcels
- Section 15 exchange
- South Corridor
- Camino de Oeste Project Area
- Los Morteros
- Habitat for Humanity property
- Green Valley Hills
- Federal Land Exchange involving Tumamoc Hill
- Resolution Copper Exchange
- Avra Valley Road/I-10 over pass
- Catalina/Tortolita connection (review of past actions and recommendations)
- Proposed Development Activities on Bond Parcels

11. Next Commission Meeting

The next Commission meeting is scheduled for May 11, 2006. A study session on the 1997 Open Space Bond Program will be held on April 19, 2006.

12. Call to the Public

13. Adjournment

Note: Items for the May 11, 2006 agenda:

- State Trust Land Future Expenditures
- 2008 County-wide Bond Election
- Community Stewardship Organizations
- Mitigation Banks – What are they and how to they work?
- Tucson Water presentation